

Sugar Lakes HOA Comments.

1. Land Use Classifications- Planned Residential (page 2).

Delete the reference to “Live/work town homes”. All other housing styles listed in this classification (single family, condos etc.), are clearly residential. The exclusively residential characterization of the Planned Residential classification is underscored in the design guideline discussion contained in page 5. Unfortunately the definition of “Live/ work town homes” contained in the proposed Lake Pointe Final development Plan contains a very strong commercial component, by providing for businesses open to the public on the ground floor and residences on top. In addition, based on the permitted business uses (real estate & insurance brokers, watch repair shops etc.) these residences would likely be rental units (i.e. apartments).

2. Land Use Map.

The map should classify all of the Lake Pointe PD- Residential areas as “Planned Residential”. This would be consistent with the public assurances, given to Sugar Lakes and other residents of Sugar Land, that all of the areas, on either side of Creek Bend Drive and labeled as PD- Residential in the Lake Pointe General Plan, would be limited to residential uses, and exclude commercial uses.

3. Area 3 - Flour/ Lake Pointe discussion (page 12).

The descriptive material is incomplete and is potentially misleading. Revise to reflect comments # 2 and # 3 above. For example, revise the sentence in the middle of the page to read as follows, “The developer, area residents, and City officials understand that the residential portions on either side of Creek Bend Drive will be rezoned as a strictly residential Planned Development District, giving the developer some flexibility of design, and allowing certain development criteria related to density, housing style, and quality to be established through the zoning process.”